



# Reston Land Use College

*Planning*  
*Terms & Concepts*  
*September 15, 2009*

# Welcome



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# Land Use College Schedule

- **September 22 – Understanding the Comprehensive Plan**
  - **What is in the Plan?**
  - **Plan History**
  - **Changing the Plan**
  - **Reston Master Plan & the Comprehensive Plan**

# Land Use College Schedule



- **September 29 – Understanding Reston’s Zoning**
  - **Zoning Ordinance**
  - **Review of Development Proposals**

# Objectives

- **Understand Key Terms used when talking about planning and zoning**
- **Introduce Planning Concepts that influence how development occurs**

# The Comprehensive Plan



- **Guide for Future Development**
  - **Communicates policy of Fairfax County Board of Supervisors**

# Comprehensive Plan



- **Guide for Who?**
  - Residents**
  - Business Community**
  - Property Owners**
  - Development Community**
  - Elected Officials**

# Comprehensive Plan

- **What does the Plan consist of?**
  - **Land Use Plan Map**
  - **Written Plan Recommendations**
    - **Policy Plan**
    - **Area-specific Plans**
  - **Transportation Plan Map**
  - **Trails Plan Map**

# Comprehensive Plan



- **What Does Plan Map Show Us?**
  - General Character (Type of Use)**
  - Location**
  - Extent**

# Comprehensive Plan



- Example of Fairfax County Comprehensive Plan Map guidance

# Zoning Ordinance

- **Implementation Tool**
  
- **Purpose and Intent**
  - **Promote health, safety and general welfare of the public**

# Zoning Ordinance

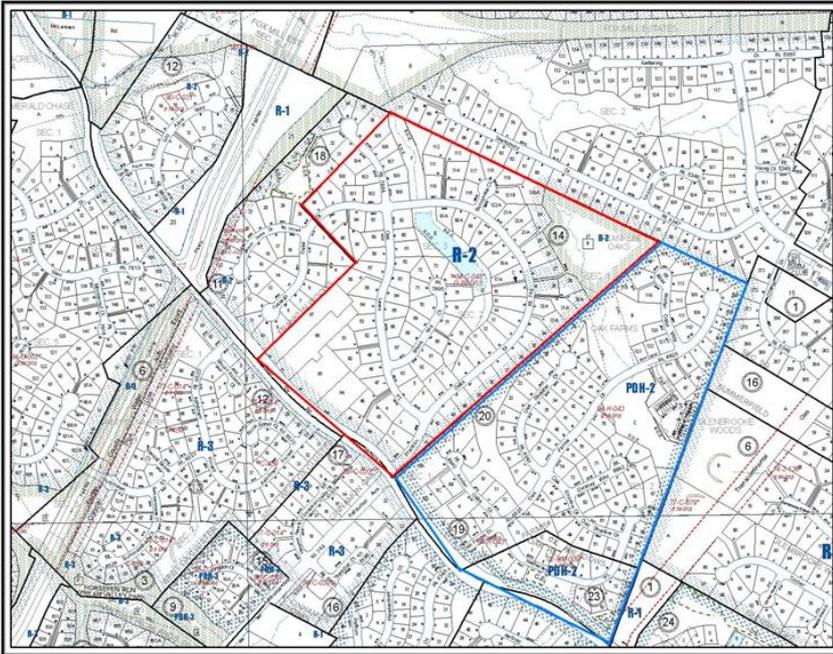


- **Conventional Zoning vs. Planned Unit Development**

# Zoning Ordinance



- Example of Fairfax County Zoning Map



# Planned Unit Development

- **What is it?**
  - **Land planned and/or developed as a unit**
  - **Single ownership or unified control**
  - **Design flexibility**
  - **In Fairfax County, referred to as P-districts**

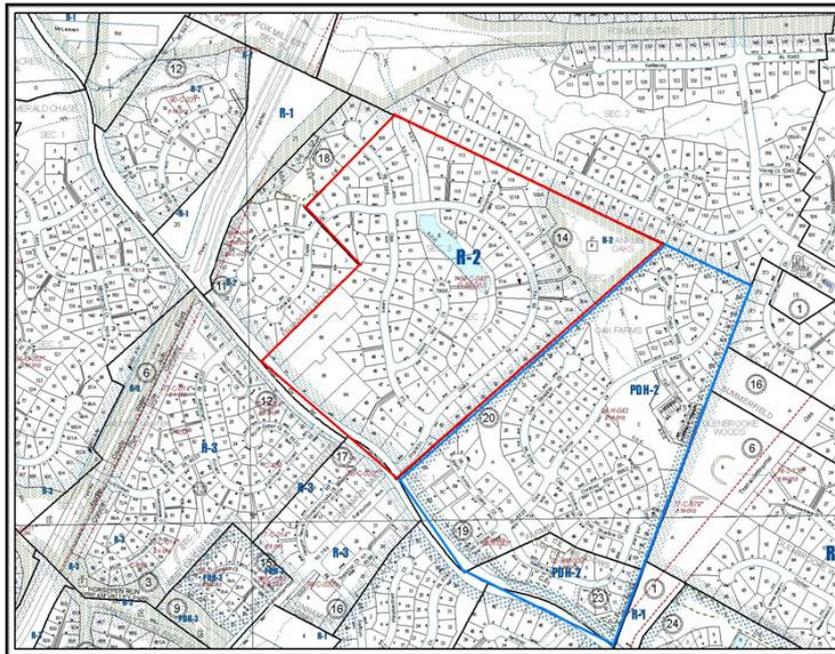
# Planned Unit Development



## ■ Benefits

- Permits clustering of lots
- Allows better preservation of open space

# Planned Unit Development



- Comparison of Conventional Zoning district and Planned Unit Development district
- Conventional Residential District, 2 Dwelling Units per Acre (R-2) (red)
- Planned Development Housing District (PDH-2) (blue)

# Density & Floor Area Ratio

- **Terms used to talk about “How much” development**
- **Do not tell you about what development will look like (the form of development)**

# Density

- **What is it?**
  - **Number of dwelling units per acre**
  
- **In Comprehensive Plan, ranges of appropriate density are given**
  
- **In Zoning Ordinance, maximum density stated for each district**

# Density



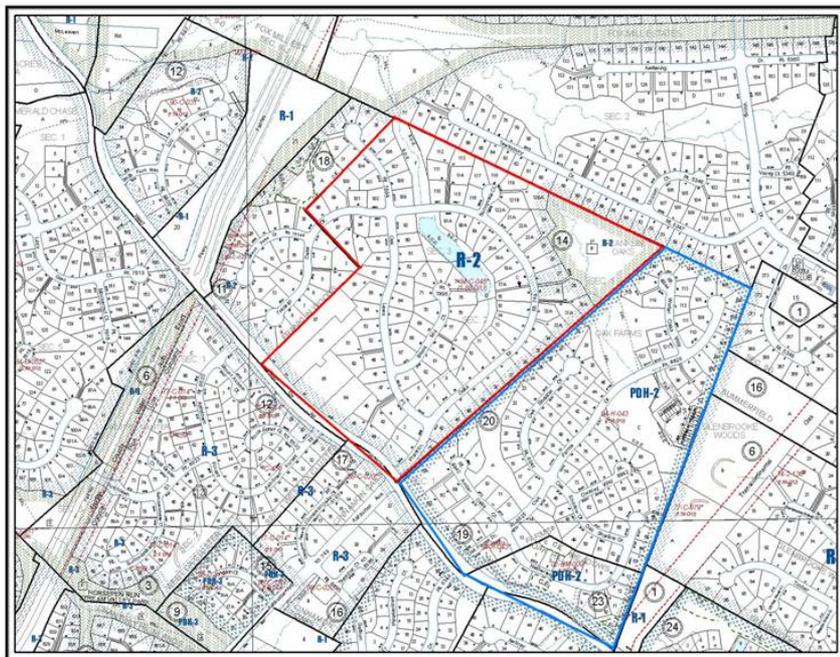
- **Comprehensive Plan Map Legend**
- **12 residential density ranges**

# Density



- **Comprehensive Plan Map example for low density residential**
- **Yellow color: 1-2 dwelling units per acre (du/ac)**

# Density



- Zoning Map for approximately same area

# Density

- **Unit type can vary at same density**
- **9 units per acre**
- **Single family detached**



source: [www.bouldercolorado.gov](http://www.bouldercolorado.gov)

# Density

- **Same density,  
different unit type**
- **9 units per acre**
- **Single family  
attached  
(townhomes)**



source: [www.bouldercolorado.gov](http://www.bouldercolorado.gov)

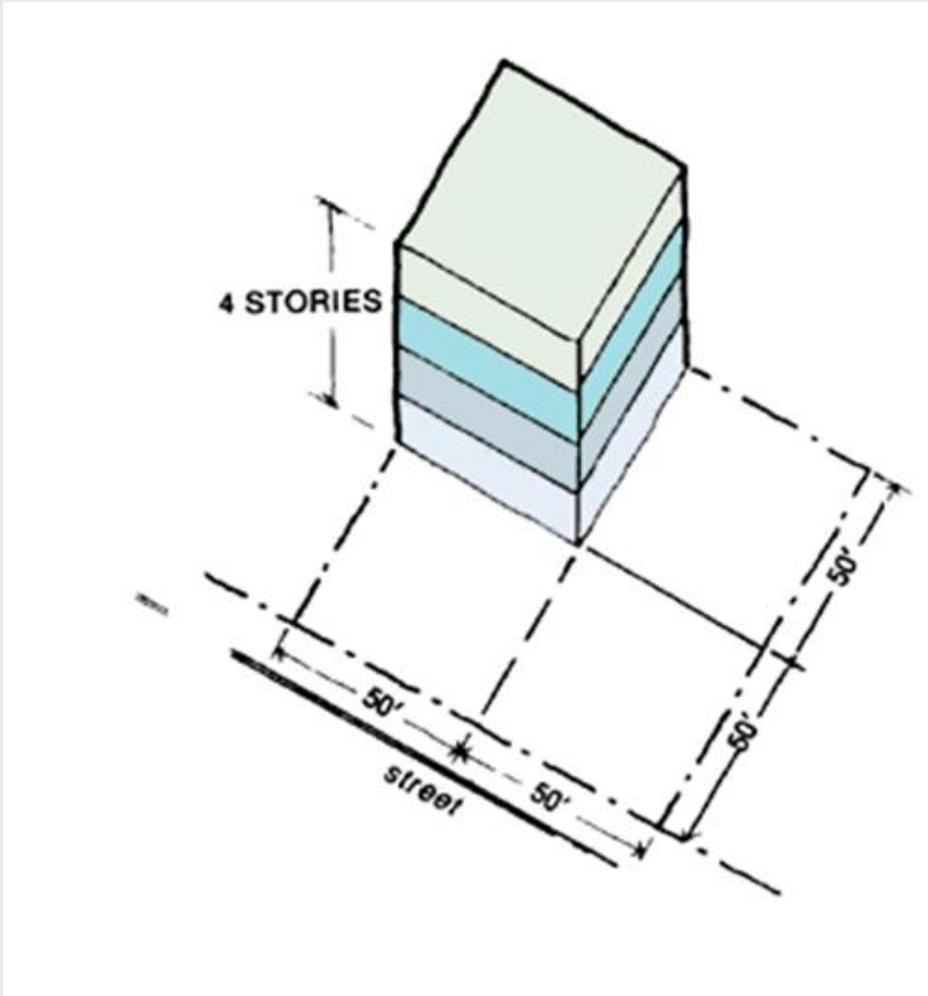
# Density

- **Boulder, Colorado resource**

**[http://www.bouldercolorado.gov/files/PDS/planning%20and%20zoning/density\\_floorarearatio.pdf](http://www.bouldercolorado.gov/files/PDS/planning%20and%20zoning/density_floorarearatio.pdf)**

# Floor Area Ratio (F.A.R.)

- **What is it?**
  - **Relationship between size of a building and the parcel where it is located**
  
  - **Area of building divided by area of parcel**



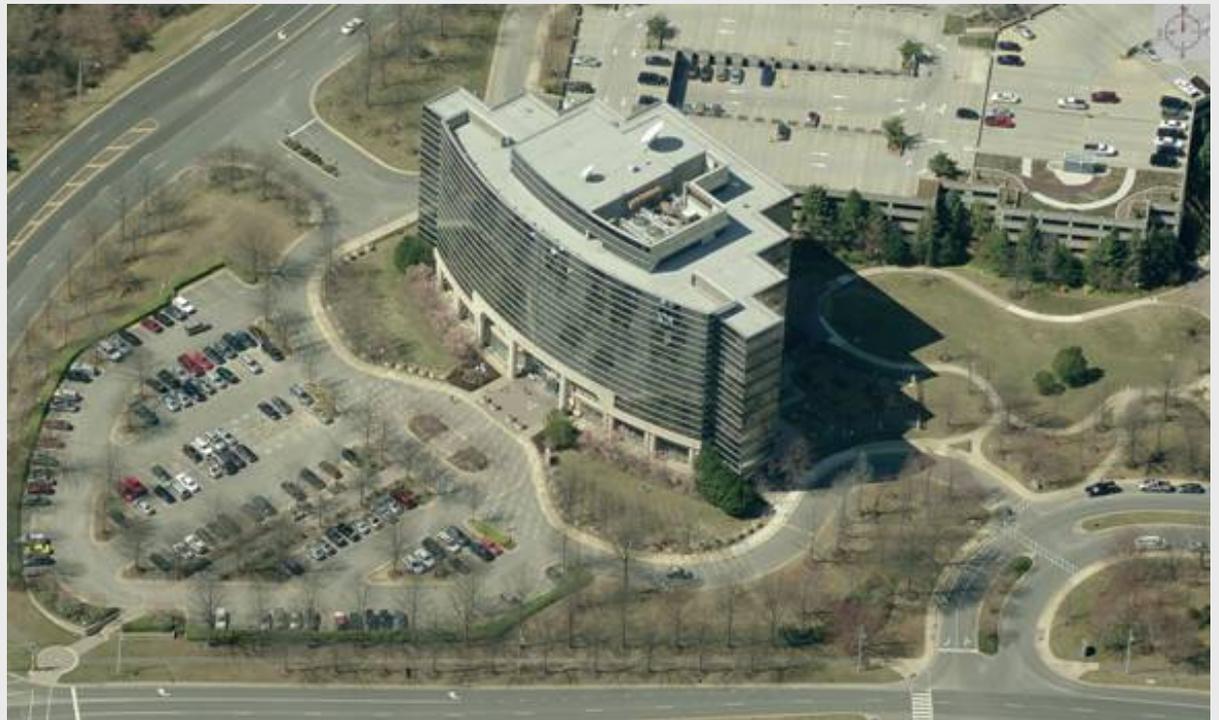
## Example of 1.0 FAR

Source: <http://www.sonic.net/~apk/FAR/home.html>

# Floor Area Ratio (F.A.R.)



- 290,000 square foot building = .75 FAR  
380,000 square foot parcel

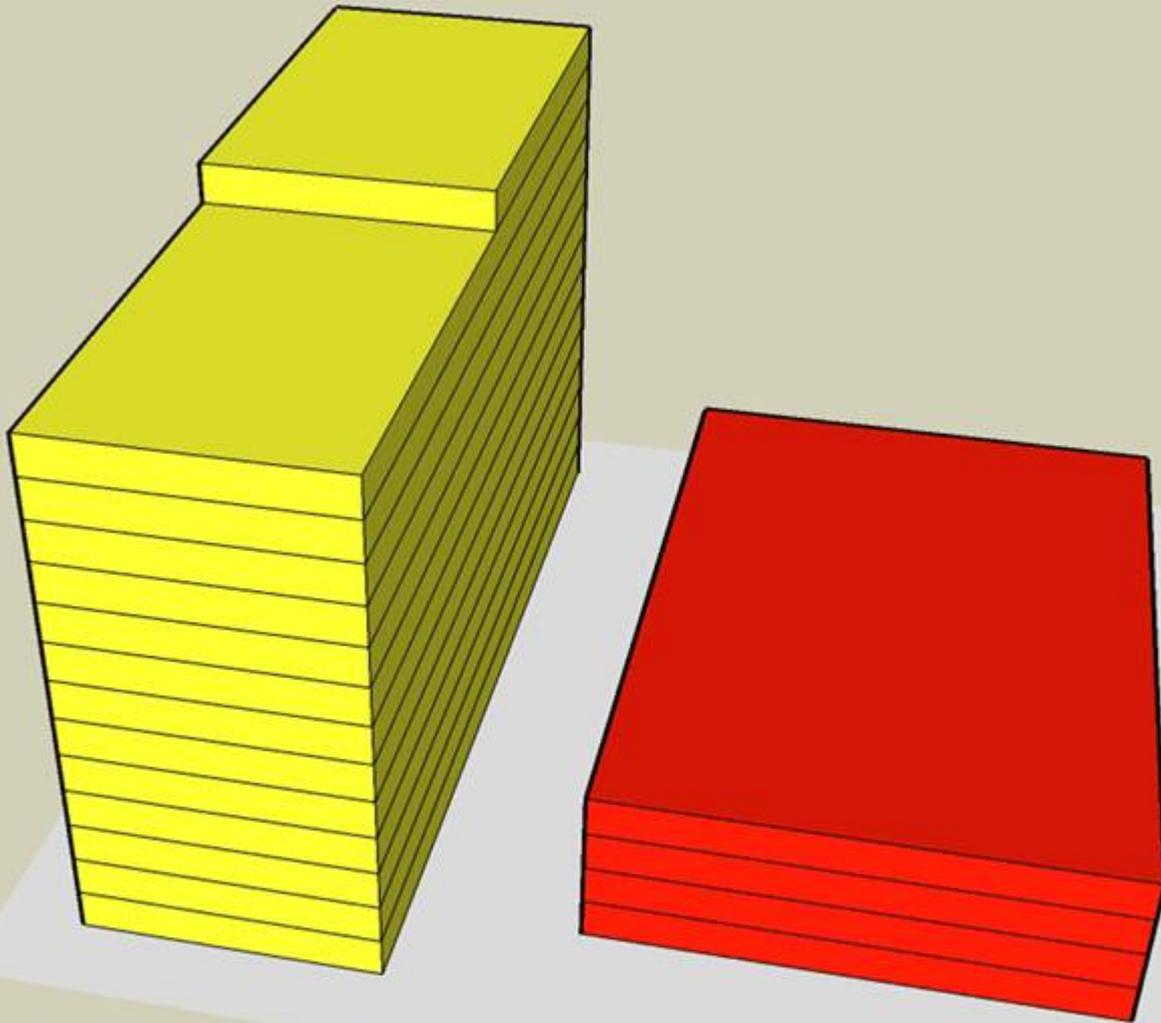


# Floor Area Ratio (F.A.R.)

- **Building form can vary at same FAR**
  
- **Examples of 2.5 FAR with various forms on next 3 slides**
  - **Building in yellow**
  - **Parking structure in red**



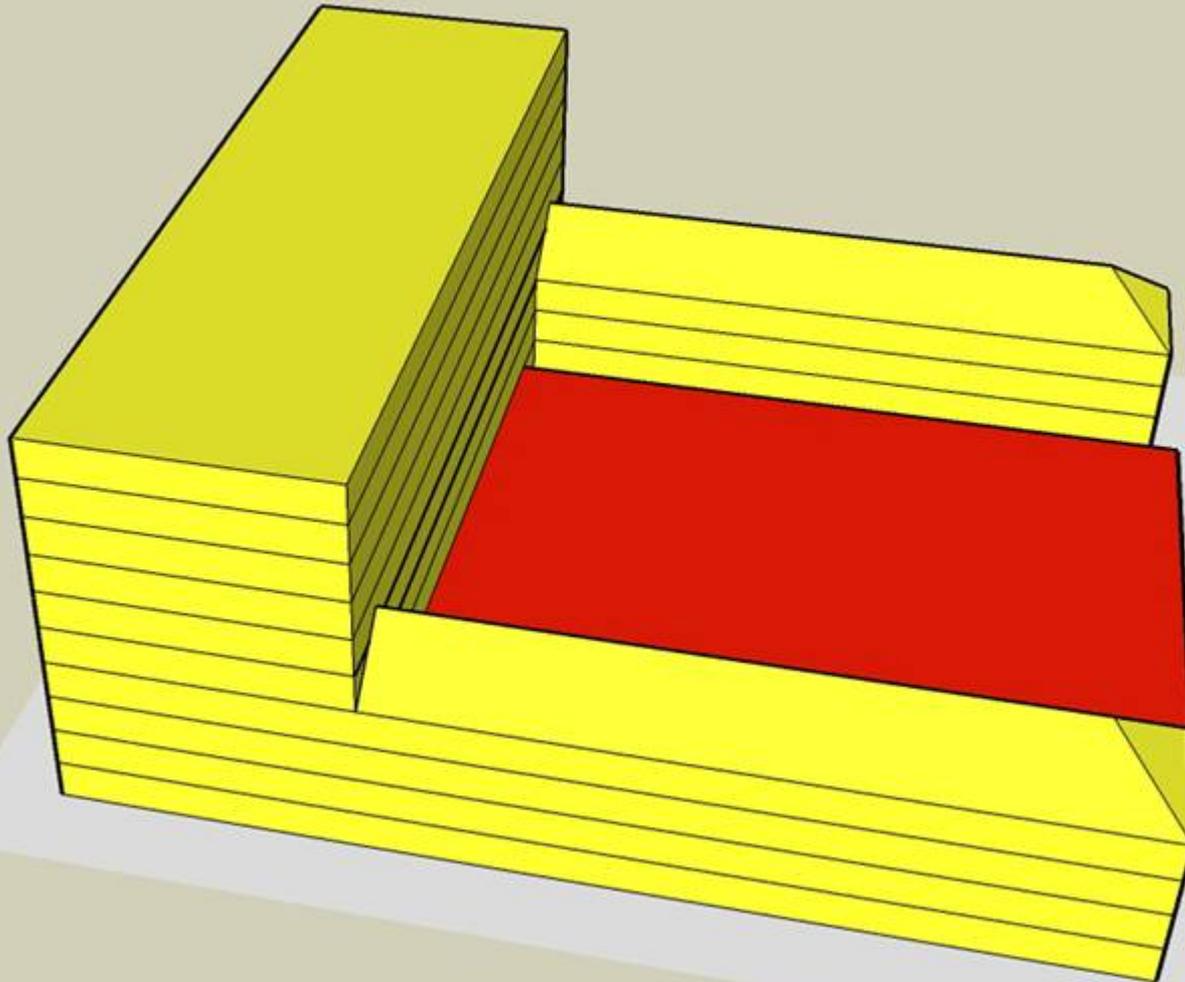
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**“Side-by-Side”** (13 1/2 floors)



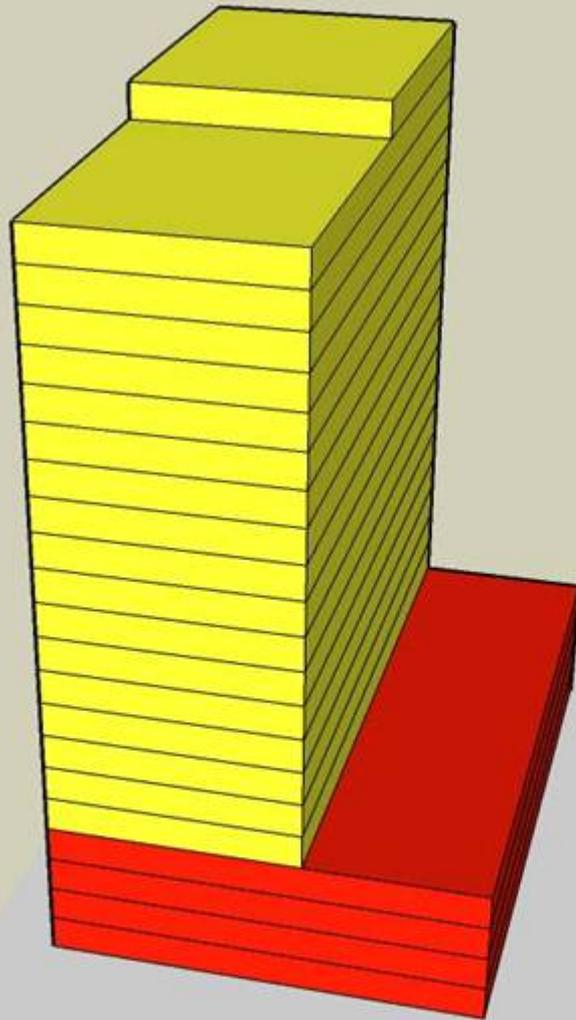
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**“Hybrid”** (4 floors w/ 10 story tower)



FAIRFAX COUNTY  
DEPARTMENT OF  
**PLANNING  
& ZONING**



**“Highrise Integrated w/ Garage”**  
**(21 1/2 floors including garage)**

# Halstead Phase One & Two

## Near Dunn Loring Metro Station in Merrifield



**Example of Intensity at about 2.5 FAR  
with Public and Private Open  
Spaces as an integral component**

(Notes: Buildings have intensities ranging from 1.7 to over 3 FAR, heights range from 5 to 16 stories; site area is 14.6 acres.)

# Mixed-Use

- **What is it?**
  - **Designation in Comprehensive Plan**
  - **Permits combination of uses within single development**

# Mixed-Use

- **Horizontal vs. Vertical Mixed-Use**
  - **Horizontal – more than one use in area but buildings are single use**
  - **Vertical – more than one use in same building**

# Mixed-Use Area

- Typically “horizontal” mix of uses, i.e. across sites/parcels
- Includes three or more different uses
- Generally separate but interrelated sites

# Dulles Corner



- Mixed-Use Area
  - Dulles Hyatt Hotel
  - Office
  - Residential

# Mixed-Use Project

- **Two or more uses**
  
- **Physically integrated**
  
- **On one site or within one structure**
  - **Horizontal and/or vertical mix of uses**

# Woodland Park



- Mixed-Use Project
- Retail on 1<sup>st</sup> floor
  - Harris Teeter
- Offices above retail
- Residential adjacent



# Infill

- **What is it?**
  - **Development of vacant or underused sites within an established development pattern**

# Fairfax Corner



- **Example of future infill potential**
- **Develop new buildings on surface parking lots**

# Redevelopment

- **What is it?**

- Development of land by clearing existing structures and building new structures**

# Fairfax Corner



- Example of future redevelopment potential
- Remove existing movie theater
- Replace with mixed-use building



# Influence of Parking

## ■ Parking Costs

- Surface parking - \$4,000 per space



# Influence of Parking

## ■ Parking Costs

- Above-grade Structure –  
\$20,000 per space



# Influence of Parking

## ■ Parking Costs

- Below-grade Structure –  
\$30-40,000 per space



# Transit-Oriented Development (TOD)



- Compact (area closest to transit station)
- Pedestrian and bicycle-friendly
- Higher density



source: [www.bouldercolorado.gov](http://www.bouldercolorado.gov)

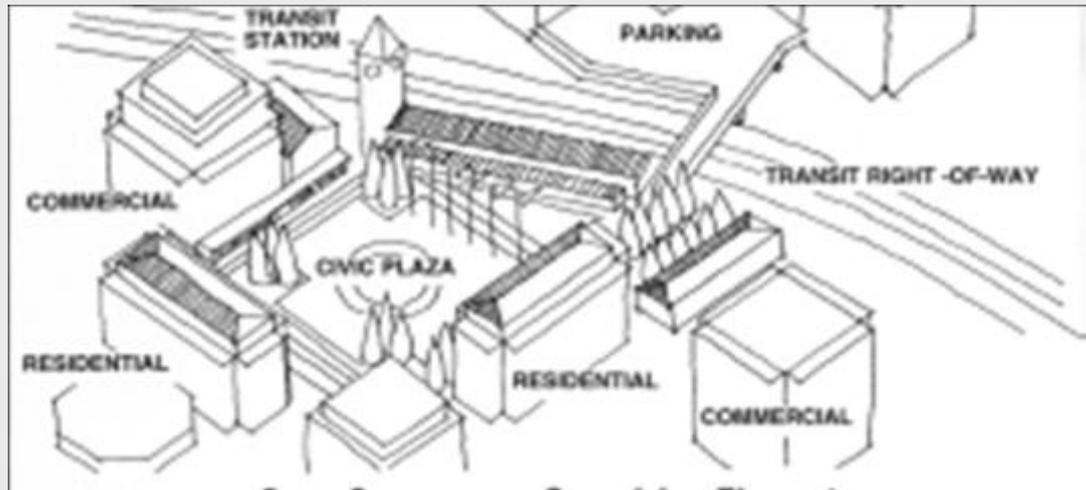
# Transit-Oriented Development (TOD)



- **Mixed-use**

- Residential
- Office
- Retail

- **Vibrant neighborhood centers**



Source: [http://www.community-wealth.org/\\_pdfs/articles-publications/tod/report-dunphy-et-al.pdf](http://www.community-wealth.org/_pdfs/articles-publications/tod/report-dunphy-et-al.pdf)

# Jobs-Housing Balance

- **Policy: Achieve outstanding quality of life**
- **Adequate housing to support job base**
  - **Helps preserve affordability in housing stock**
- **Adequate job growth for balanced revenue base**

# Reston Land Use College



## ■ Land Use College Materials on the Web

- Reston Master Plan Special Study Webpage  
[www.fairfaxcounty.gov/dpz/projects/reston.htm](http://www.fairfaxcounty.gov/dpz/projects/reston.htm)